



NEXUS BANKRUPTCY  
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Attorney for Debtor

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
RIVERSIDE DIVISION

In re:

LINDA K. MEINBERG,  
Debtor.

Case No: 6:22-bk-11532-WJ

Chapter 7

MOVANT'S EXHIBITS IN SUPPORT OF  
MOTION TO AVOID LIEN

Hearing:

Date: November 18, 2022

Time: 10:00 a.m.

Courtroom: 304

Movant, Linda K. Meinberg, hereby submits the following exhibits in support of her  
Motion to Avoid Lien on Real Property:

Exhibit	Description	Page	Admitted
1	Motion to Avoid Lien	001	
2	Evidence of senior liens	007	
3	Abstract of judgment	013	
4	Declaration of Dianna Dunn re Appraisal and Qualifications	024	
5	Dunn Appraisal	029	
6	Dunn Appraisal – Summary of comparables	074	
7	Dunn Appraisal – Comp #1 (16564 Hoffa Lane)	077	
8	Dunn Appraisal – Comp #2 (15911 Rancho Viejo Drive)	086	

<b>9</b>	Dunn Appraisal – Comp #3 (16489 Constable Road)	<b>101</b>	
<b>10</b>	Dunn Appraisal – Comp #4 (16010 Rancho Viejo Drive)	<b>118</b>	
<b>11</b>	Dunn Appraisal – Comp #5 (16422 Rancho Escondido Drive)	<b>124</b>	
<b>12</b>	Dunn Appraisal – Comp #6 (15707 Washington Street)	<b>135</b>	
<b>13</b>	Dunn Appraisal – Subject data verification	<b>151</b>	
<b>14</b>	Dunn Appraisal – Subject market data	<b>164</b>	
<b>15</b>	Dunn Appraisal – Photos of aerial view and access roads	<b>181</b>	
<b>16</b>	Dunn Appraisal – Photos of elevation and Washington Ave	<b>190</b>	
<b>17</b>	Opposition to Motion to Avoid Lien	<b>194</b>	
<b>18</b>	Whitmarsh Appraisal	<b>212</b>	
<b>19</b>	Whitmarsh Critique – Comp #1 (15740 Rancho Viejo Drive)	<b>334</b>	
<b>20</b>	Whitmarsh Critique – Comp #2 (16141 Suttles Drive)	<b>347</b>	
<b>21</b>	Whitmarsh Critique – Comp #4 (15206 Kellen Court)	<b>359</b>	
<b>22</b>	Reply in Support of Motion to Avoid Lien	<b>374</b>	

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BENJAMIN HESTON,  
Attorney for Debtor

Date: November 10, 2022